

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Sanford R. Shapiro & Associates, Inc., legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Office Building and a variance to side yard to allow 5 feet instead of the required 25 feet.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser Sanford R. Shapiro Legal Owner
Address 7501 A. Liberty Road
Baltimore, Maryland 21207
Petitioner's Attorney Melvin A. Steinberg
Protestant's Attorney G. Warren Mix

Address 202 Loyola Federal Building
Towson, Maryland 21204 825-1517
ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of December, 1975, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 7th day of JANUARY, 1976, at 11:00 o'clock

Zoning Commissioner of Baltimore County

(over)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Sanford R. Shapiro & Associates, Inc., legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.23 to allow a 5' side yard instead of the required 25'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
That said requirement of the Zoning Regulations as to a 25' side yard would present an extreme hardship and practical difficulty of compliance. There are presently existing other commercial properties immediately surrounding the property in question. That said variance as requested would not present any substantial injury to the health, safety and general welfare of the community.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser Sanford R. Shapiro Legal Owner
Address 7501 A. Liberty Road
Baltimore, Maryland 21207
Petitioner's Attorney Melvin A. Steinberg
Protestant's Attorney G. Warren Mix

Address 202 Loyola Federal Building
Towson, Maryland 21204 825-1517
ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1975, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1975, at _____ o'clock

Zoning Commissioner of Baltimore County

(over)

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Maryland National Bank, Trustee under Last Will and Testament of William Elwood Shaffer, legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Office Building.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser Maryland National Bank, Trustee under Last Will and Testament of William Elwood Shaffer Legal Owner
Address _____
Petitioner's Attorney _____
Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1975, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1975, at _____ o'clock

Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER

North side of Old Court Road 535.95 feet East of Reisterstown Road, 3rd District

OF BALTIMORE COUNTY

SANFORD R. SHAPIRO & ASSOCIATES, Petitioners

Case No. 76-137-XA

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

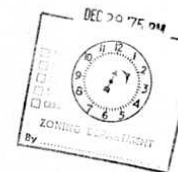
Pursuant to the authority contained in Section 524.1 of the Baltimore County

Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kountz, Jr.
Charles E. Kountz, Jr.
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I hereby certify that on this 23rd day of December, 1975, a copy of the foregoing Order was mailed to Melvin A. Steinberg, Esquire, 202 Loyola Federal Building, Towson, Maryland 21204, Attorney for Petitioners.



SPELLMAN, LARSON & ASSOCIATES, INC.

SUITE 303 INVESTMENT BUILDING
TOWSON, MARYLAND 21204
825-3535

ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON
LOUIS J. HARBEC, P.E.

DESCRIPTION FOR SPECIAL EXCEPTION AND VARIANCE TO ZONING
OLD COURT ROAD, THIRD DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the North side of Old Court Road at the distance of 535.95 feet more or less measured Easterly along the North side of Old Court Road from the East side of Reisterstown Road and running thence and binding on the North side of Old Court Road North 89 Degrees 7 Minutes East 60.00 feet thence leaving the North side of Old Court Road and running North 1 Degree 40 Minutes East 170.00 feet, South 89 Degrees 7 Minutes West 60.00 feet and South 1 Degree 40 Minutes West 170.00 feet to the place of beginning.

Containing 0.23 acres of land more or less.

10-14-75



G. Warren Mix, Esquire
202 Loyola Federal Building
22 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petitions for Special Exception and Variance
N/S of Old Court Road, 535.95' E of Reisterstown Road - 3rd Election District
Sanford R. Shapiro & Associates, Inc. - Petitioner
NO. 76-137-XA (Item No. 97)

Dear Mr. Mix:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED::i

Attachments

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met,

the above reclassification should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit a side yard of five (5) feet in lieu of the required twenty-five (25) feet should be granted.

a Special Exception for an Office Building and Offices should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of January, 1976, that the Special Exception for an Office Building and Offices should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1976, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a zone; and/or the Special Exception for be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts that the proposed Variance would result in practical difficulty and unreasonable hardship upon the Petitioner,

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit a side yard of five (5) feet in lieu of the required twenty-five (25) feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of January, 1976, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1976, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Item 97
Sharon Mix, Esq.
202 Loyola Federal Building
Towson, Md. 21204
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 1st day of December 1975

[Signature]
S. Eric DiNenna,
Zoning Commissioner

Petitioner Sanford R. Shapiro & Associates, Inc.

Petitioner's Attorney: Warren Mix
Reviewed by: Franklin T. Hoggans, Jr.
Chairman, Zoning Plans Advisory Committee
Spellman, Larson & Associates, Inc.
Suite 303 Investment Building
Towson, Md. 21204

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 23, 1975

G. Warren Mix, Esq.
202 Loyola Federal Building
Towson, Maryland 21204

RE: Special Exception Petition
Item 97
Sanford R. Shapiro &
Associates, Inc. - Petitioners

Dear Mr. Mix:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the north side of Old Court Road, 535.95 feet east of Reisterstown Road, and is currently an unimproved lot of variable contours, rising from its lowest elevation at Old Court Road through a series of terrace levels to its highest elevation at the rear of the property.

The petitioner is requesting a Special Exception to permit offices in the existing D.R. 16 zone, and proposes to construct a two-story office building and off street parking area. Exactly how this parking lot is to be created is not satisfactorily

G. Warren Mix, Esq.
Re: Item 97
December 23, 1975
Page 2

depicted on the plan, and in accord with the comments of the Department of Traffic Engineering, the plan must be revised to show the contours and profile, as well as the widening of the proposed entrance. The plan must be revised prior to the hearing.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

[Signature]
FRANKLIN T. HOGGANS, JR.
Chairman, Zoning Plans
Advisory Committee

PTH:JD

cc: Spellman, Larson & Associates, Inc.
Suite 303 Investment Building
Towson, Maryland 21204

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

December 4, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 97 - ZAC - November 25, 1975
Property Owner: Sanford R. Shapiro & Assoc., Inc.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for office building and a variance to side yard to allow 5' instead of req. 25'
No. of Acres: 0.23
District: 3rd

Dear Mr. DiNenna:

The requested special exception for a 3600 sq. ft. office is not expected to cause any major traffic problems.

The plan must be revised to show a 24' wide entrance, a grading plan and a profile of the retaining wall.

Very truly yours,

[Signature]
Michael S. Flanagan
Traffic Engineer Associate

MSF:nc

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
875-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Sanford R. Shapiro & Associates, Inc.

Location: N/S of Old Court Road 535.95' E of Reisterstown Road

Item No. 97 Zoning Agenda November 25, 1975

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead-end condition shown at

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
5. Site plans are approved as drawn.
6. The Fire Prevention Bureau has no comments at this time.

Reviewed: *[Signature]* Noted and
Planning Group Acting Deputy Chief
Special Inspection Division Fire Prevention Bureau

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

December 11, 1975

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #97, Zoning Advisory Committee Meeting,
November 25, 1975, are as follows:

Property Owner: Sanford R. Shapiro & Assoc., Inc.
Location: N/S of Old Court Rd. 535.95' E of Reisterstown Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for office building and a
variance to side yard to allow 5' instead
of the required 25'.
No. of Acres: 0.23
District: 3rd

A moratorium was placed on new sewer connections in the
Jones Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health
and Mental Hygiene, on November 13, 1973; therefore, approval may be
withheld for this connection.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

RJW:dls

WILLIAM D. FROMM
DIRECTOR

December 19, 1975

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #97, Zoning Advisory Committee Meeting, November 25, 1975, are as follows:

Property Owner: Sanford R. Shapiro and Associates, Inc.
Location: N/S of Old Court Road 535.95' E of Reisterstown Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for office building and a Variance to side yard to allow
5' instead of the required 25'.
No. of Acres: 0.23
District: 3rd

This office has reviewed the subject petition and offers the following comments. These comments
are not intended to indicate the appropriateness of the zoning in question, but are to assure that
all parties are made aware of plans or problems with regard to development plans that may have a
bearing on this petition.

This office is concerned with the grading of the site and will require a grading plan along with
cross sections of the parking lot and Old Court Road.

All lighting must be shown on the site plan and limited to 8 feet in height.

Landscaping should be shown on the site plan.

If the upper floor is used for medical offices the parking ratio must be at a rate of 1 space for each
300 square feet of floor area. This should not create a problem for this site since 12 spaces
are being provided.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: November 24, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: November 25, 1975

Re: Item 97
Property Owner: Sanford R. Shapiro & Associates, Inc.
Location: N/S of Old Court Rd. 535.95' E. of Reisterstown Rd.
D.R. 16
Present Zoning: Special Exception for office building & a Variance
to side yard to allow 5' instead of the required
25'.

District: 3rd
No. Acres: 0.23

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

WNP/ml

H. EMBLE PARKS, PRESIDENT
EUGENE C. HESB, VICE-PRESIDENT
MRS. ROBERT L. BERNY

MARCUS M. ROTBARI
JOSEPH N. MUDMAN
ALVIN LORECK
JOSHUA R. WHEELER, SUPERINTENDENT

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD K. WUERFEL

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 28, 1975

James D. Nolan, Esq.
Nolan, Plumbhoff and Williams
284 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Special Exception Petition
Item 22
Meadowcroft Brothers, Inc., -
Petitioners

Dear Mr. Nolan:

The enclosed comments are to be included with
the Zoning Plans Advisory Committee comments sent
you August 23, 1975 under the above
referenced subject.

Very truly yours,

Franklin T. Hoggans, Jr.
FRANKLIN T. HOGGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: Dellenberg, Garhold, Cross & Hesel
412 Delaware Avenue
Towson, Maryland 21204

Baltimore County, Maryland Department of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLSWORTH N. DIVER, P.E., CHIEF

December 22, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #97 (1975-1976)
Property Owner: Sanford R. Shapiro and
Associates, Inc.
N/S of Old Court Rd., 535.95' E. of Reisterstown
Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for office
building and a Variance to side yard to allow
5' instead of the required 25'.
No. of Acres: 0.23 District: 3rd

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office
for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Old Court Road, an existing public road, is proposed to be improved in the future
as a 40-foot closed section roadway on a 50-foot right-of-way, centered upon the
present right-of-way, not offset as indicated on the submitted plan. Highway
improvements are not required at this time. Highway right-of-way widening, including
any necessary reversible easements for slopes will be required in connection with any
grading or building permit application. Further information may be obtained from the
Baltimore County Bureau of Engineering. The submitted plan must be revised accordingly.

The construction and/or reconstruction of sidewalks, curb and gutter, entrance,
apron, etc. as required will be the full responsibility of the Petitioner.

The entrance locations are subject to approval by the Department of Traffic
Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could
result in a sediment pollution problem, damaging private and public holdings downstream
of the property. A grading permit is, therefore, necessary for all grading, including
the stripping of top soil.

Item #97 (1975-1976)
Property Owner: Sanford R. Shapiro and Associates, Inc.
Page 2
December 22, 1975

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated
on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent)
to prevent creating any nuisances or damages to adjacent properties, especially by the
concentration of surface waters. Correction of any problem which may result, due to
im

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
3rd DISTRICT
ZONING: Petition for Special Exception for Office and
Office Building
Petition for Variance for a Side Yard
LOCATION: North side of Old Court Road 535.85 feet
East of Reisterstown Road.
DATE & TIME: WEDNESDAY, JANUARY 7, 1976 at 1:00
P.M.
PUBLIC HEARING: Room 106, County Office Building,
111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by
authority of the Zoning Act and Regulations of Baltimore
County, will hold a public hearing.
Petition for Special Exception for Office and Office
Building.
Petition for Variance from the Zoning Regulations of
Baltimore County to permit a side yard of 5 feet instead of
the required 25 feet.
The Zoning Regulation to be excepted as follows:
Section 1802.2.B (104 V.B.2) - Side Yards - 25 feet.
Section 1802.2.B (104 V.B.2) - Side Yards - 25 feet.
All that parcel of land in the Third District of Baltimore
County
Beginning for the same at a point on the North side of
Old Court Road at the distance of 535.85 feet more or less
from the East side of Reisterstown Road and running
thence East along the North side of Old Court Road
North 63 Degrees 7 Minutes East 60.00 feet thence leaving
North 63 Degrees 7 Minutes East 170.00 feet South 89 Degrees 7
Minutes West 60.00 feet and South 1 Degree 40 Minutes
West 170.00 feet to the place of beginning.
Containing 0.23 acres of land more or less.
Being the property of Sanford R. Shapiro & Associates,
Inc., as shown on plat plan filed with the Zoning Depart-
ment.
Hearing Date: Wednesday, January 7, 1976 at 1:00 P.M.
Public Hearing: Room 106, County Office Building, 111
W. Chesapeake Avenue, Towson, Maryland.
BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF
BALTIMORE COUNTY (436)

Dec. 18

OFFICE OF
THE COMMUNITY TIMES
RANDALLSTOWN, MD. 21133 Dec. 18, 1975

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for Special Exception & Variance- Shapiro & Assoc.,
Inc.,
was inserted in THE COMMUNITY TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for one XXXXXXXXXXXX
week before the 7th day of Jan. 1976 that is to say, the same
was inserted in the issues of Dec. 18, 1975.

STROMBERG PUBLICATIONS, Inc.

By Pat Strome

MICROFILMED

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
3rd DISTRICT
ZONING: Petition for Special Exception for Office and
Office Building
Petition for Variance for a Side Yard
LOCATION: North side of Old Court Road 535.85 feet
East of Reisterstown Road.
DATE & TIME: WEDNESDAY, JANUARY 7, 1976 at 1:00
P.M.
PUBLIC HEARING: Room 106, County Office Building,
111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by
authority of the Zoning Act and Regulations of Baltimore
County, will hold a public hearing.
Petition for Special Exception for Office and Office
Building.
Petition for Variance from the Zoning Regulations of
Baltimore County to permit a side yard of 5 feet instead of
the required 25 feet.
The Zoning Regulation to be excepted as follows:
Section 1802.2.B (104 V.B.2) - Side Yards - 25 feet.
Section 1802.2.B (104 V.B.2) - Side Yards - 25 feet.
All that parcel of land in the Third District of Baltimore
County
Beginning for the same at a point on the North side of
Old Court Road at the distance of 535.85 feet more or less
from the East side of Reisterstown Road and running
thence East along the North side of Old Court Road
North 63 Degrees 7 Minutes East 60.00 feet thence leaving
North 63 Degrees 7 Minutes East 170.00 feet South 89 Degrees 7
Minutes West 60.00 feet and South 1 Degree 40 Minutes
West 170.00 feet to the place of beginning.
Containing 0.23 acres of land more or less.
Being the property of Sanford R. Shapiro & Associates,
Inc., as shown on plat plan filed with the Zoning Depart-
ment.
Hearing Date: Wednesday, January 7, 1976 at 1:00 P.M.
Public Hearing: Room 106, County Office Building, 111
W. Chesapeake Avenue, Towson, Maryland.
BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF
BALTIMORE COUNTY (436)

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 18, 1975
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., once a week
for one time successive weeks before the 7th
day of JANUARY, 1976, the next publication
appearing on the 13th day of December
1975.

THE JEFFERSONIAN,
H. L. Smith, Jr.,
Manager.

Cost of Advertisement, \$

MICROFILMED

2-SIGNS 76-137-XA

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3rd Date of Posting Dec. 20, 1975
Posted for: PETITIONS FOR SPECIAL EXCEPTION & VARIANCE
Petitioner: SANFORD R. SHAPIRO & ASSOCIATES
Location of property: N/S. OF OLD COURT RD. 535.85' E. OF
REISTERSTOWN RD.
Location of Sign: N/S. OF OLD COURT RD. 565' E. OF
REISTERSTOWN RD.
Remarks:
Posted by Thomas R. Robard Date of return: Dec. 22, 1975
Signature

MICROFILMED

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Section number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>T.B.C.</u>	Revised Plans: Change in outline or description Yes _____ No _____									
Previous case:	Map # _____									

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
James D. Nolan, Esq.
Nolan, Plimack and Williams
384 W. Pennsylvania Avenue
Towson, Maryland 21204

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for
filing this 18th day of November 1975

S. Eric DiNenna,
Zoning Commissioner

Petitioner: Headoveroft Brothers, Inc.

Petitioner's Attorney: James D. Nolan Reviewed by: Franklin T. Hoggans, Jr.
CO: Dallenberg, Gerhold, Cross & Rstel
412 Delaware Avenue
Towson, Maryland 21204
Chairman,
Zoning Plans
Advisory Committee

MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 4 day of
Nov 1975. Item # _____

S. Eric DiNenna,
Zoning Commissioner

Petitioner: SNAPO Submitted by: MA. MUI
Petitioner's Attorney: Stromberg & MUI Reviewed by: NBL

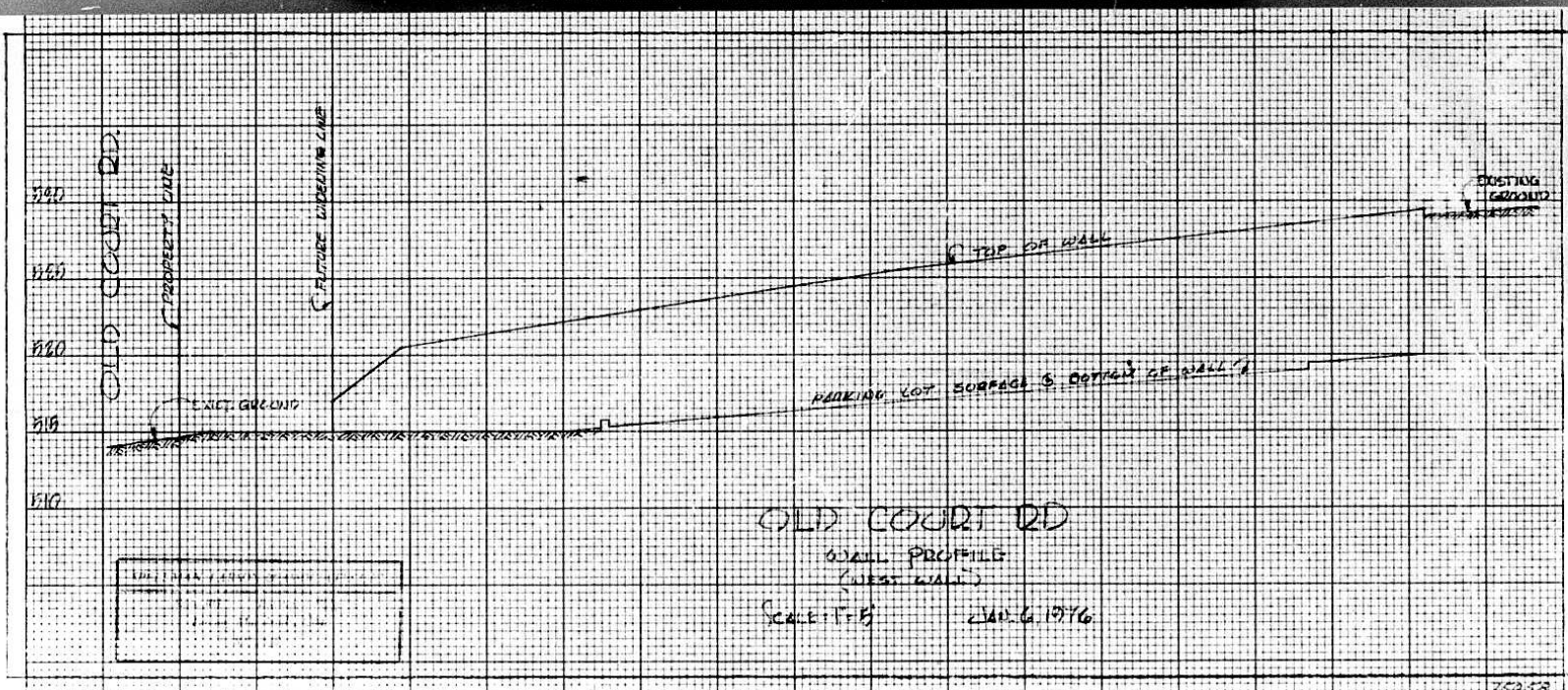
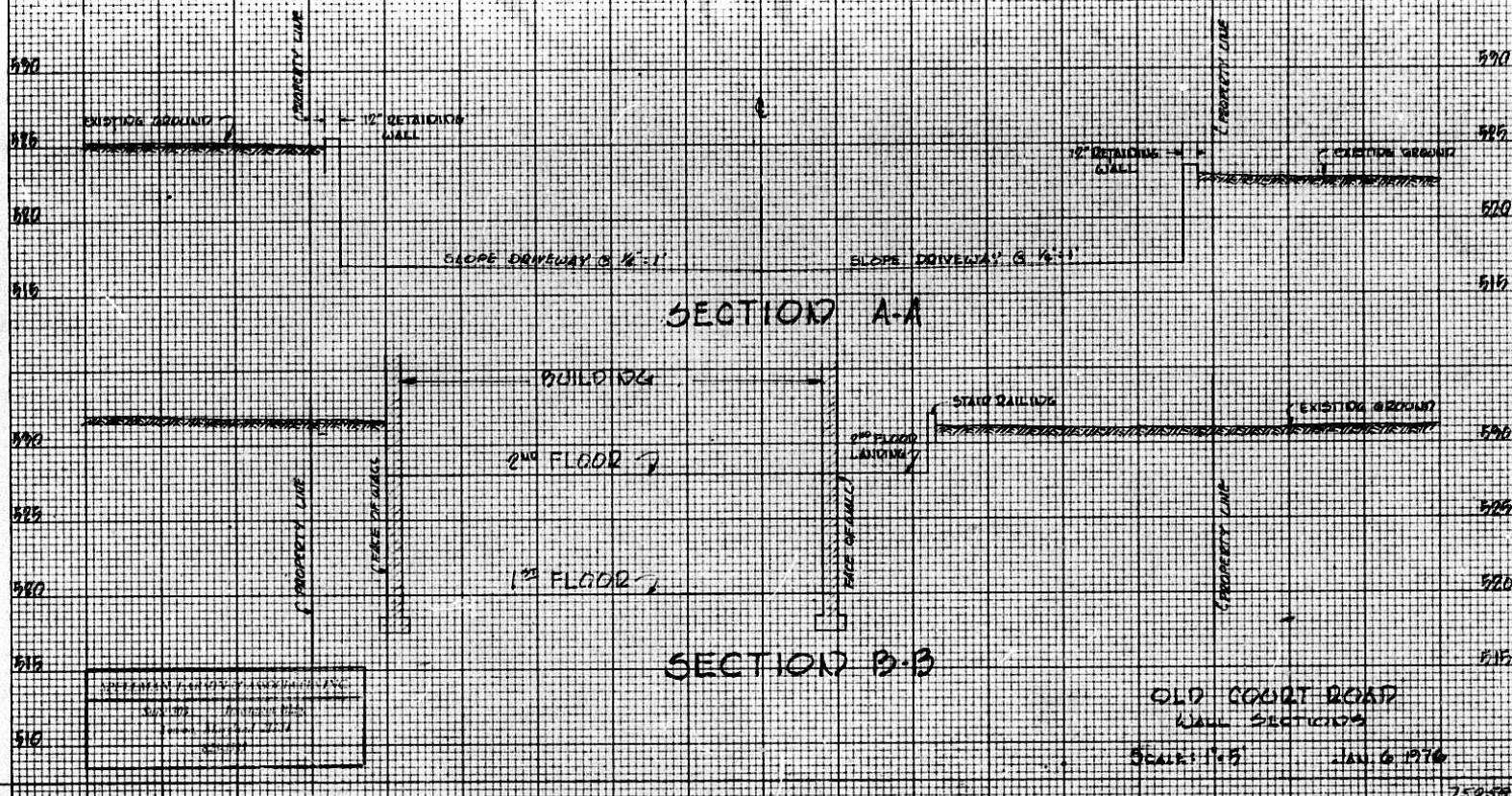
* This is not to be interpreted as acceptance of the Petition for
assignment of a hearing date.

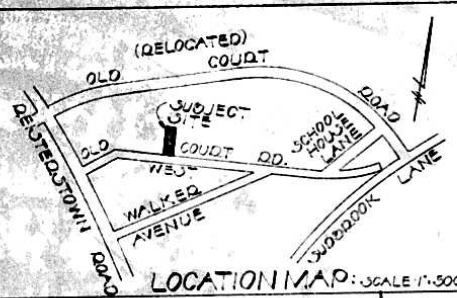
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 28212

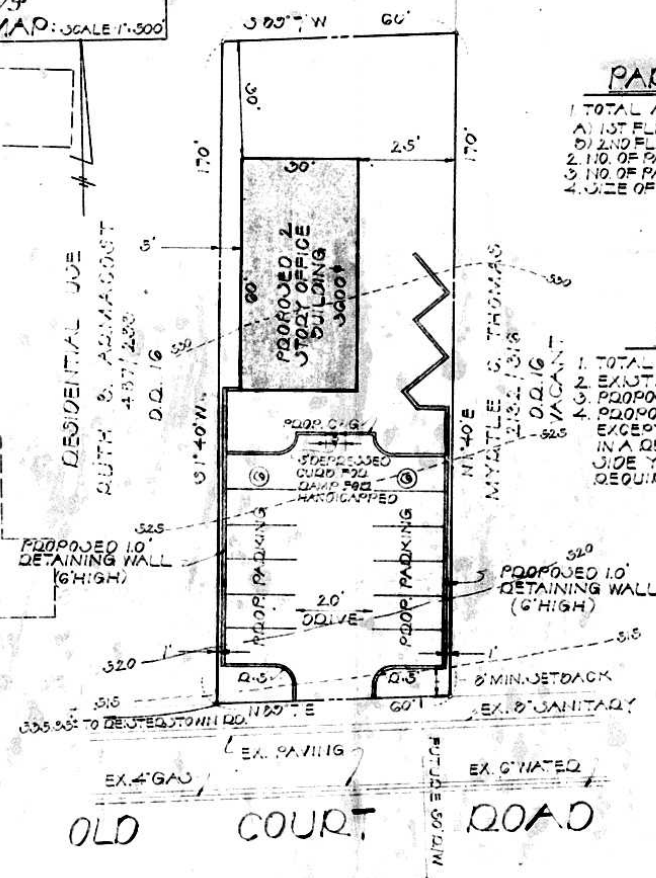
DATE: Dec. 8, 1975 ACCOUNT: 01-662

AMOUNT: \$50.00





VACANT
RUTH B. ARMAGOST
487/288
D.Q. 16



PARKING SCHEDULE

- 1. TOTAL AREA OF BUILDING: 3600*
- 2. 1ST FLD: 1800*, 1 SPACE/300* = 6 SPACES
- 3. 2ND FLD: 1800*, 1 SPACE/300* = 6 SPACES
- 4. 2 NO. OF PARKING SPACES REQ'D: 12 SPACES
- 5. 1 NO. OF PARKING SPACES PROVIDED: 12 SPACES
- 6. SIZE OF SPACE: 9'x12' (TYP.)

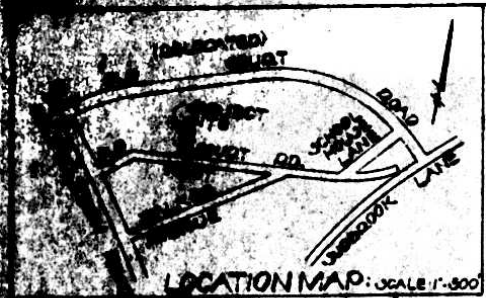
GENERAL NOTES

- 1. TOTAL AREA OF PROPERTY: 0.23 AC.
- 2. EXISTING ZONING: D.Q. 16
- 3. PROPOSED ZONING: D.Q. 16
- 4. PROPOSED USE: OFFICE, WITH A SPECIAL EXCEPTION TO ALLOW AN OFFICE BUILDING IN A RESIDENTIAL ZONE & A VARIANCE TO SIDE YARD TO ALLOW 5' INSTEAD OF THE REQUIRED 25'.

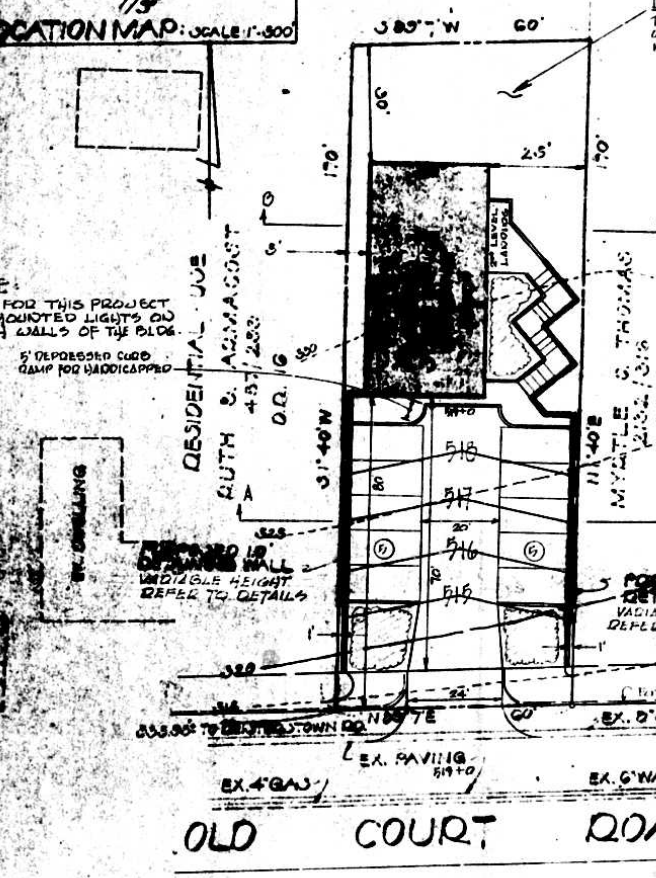
SPELLMAN, LARSON & ASSOC.
CIVIL ENGINEERS & LAND SURVEYORS
SUITE 305 INVESTMENT BLDG.
TOWSON, MARYLAND 21204

PLAT TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION & VARIANCE
TO ZONING

300' ELECTION DISTRICT
SCALE: 1"=20'
BALTIMORE COUNTY, MD.
007050, 1975



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LANDSCAPING NOTE

THE AREAS ON THE SUBJECT SITE SHOWN AS DESIGNATED BELOW WILL BE LANDSCAPED WITH A PERMANENT LOW MAINTENANCE GRASS COVERING SUCH AS JAPANESE HOVEYNUCLE OR ENGLISH IVY.

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CIVIL ENGINEERS & LAND SURVEYORS
SUITE 305 INVESTMENT BLDG.
TOWSON, MARYLAND 21204

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Revised
Plans
Received
1-7-76
FTH